



PRESS RELEASE

BIG QUESTION FROM THE PUBLIC OVER HOME INFORMATION PACK

Middlesex, May 2007 – With a last minute vote pending in the Commons next week over the much debated Home Information Pack (HIP), a new survey* reveals that over half of those questioned do not know what should be in it, and only 38% believe that it will be good for the housing market.

The poll, conducted by gas-elec, the national safety inspection group, of visitors to their website, revealed that whereas 84% of people are aware that the HIP will come into force on the 1st of June, the majority are very unclear as to what the pack must include.

63% think – correctly – that the HIP will contain title documents. But when it comes to the rest of the contents, more got it wrong than right. For instance, 65% think that the HIP will definitely include a Home Condition Report (now only “recommended” by the government); over 52% believe it will contain a structural survey (not required); 61% also think it must include a survey of the state of the electrics, 59% a survey of the gas installations, and 53% a survey of the plumbing – none of which are compulsory for the seller to include as standard.

Respondents are more aware of the Energy Performance Certificate (EPC) – 79% know that the HIP must have one, with 52% understanding that it gives the property’s carbon footprint and 34% how much gas or electricity is used. Only 21% think a bad rating would make any difference to them buying the property but 53% believe that it will enable them to renegotiate the price and 51% to ask for improvements. Clarity on what exactly constitutes a bad or good rating may still be required; 49% believe a ‘C’ rating is average (in fact the average property in the UK is in bands D-E), with a further 26% thinking a ‘C’ rating is bad, and another 24% admitting they don’t know.

"No-one knows what will happen next week in the Commons," says John Davidson, managing director of the *gas-elec* Group, "but if the HIP does go ahead, it is clear from our survey that the public has been very confused by it so far and will need to be educated as to its purpose, its content and how it will impact on them when they come to buy and sell their next home."

**The survey was completed by members of the public visiting the company's website www.gas-elec.co.uk from the 4th to 31st of April 2007.*

ENDS/...

Editor's Notes

Founded in 1996, **gas-elec** carries out impartial safety inspections and light remedial works. Its unique inspection service provides the residential lettings market with multiple inspections of the gas and electrics in just one visit. **gas-elec** has over 126 franchisees operating from 18 regional offices, who this year will carry out more than 120,000 safety inspections in domestic properties throughout the UK. For more information visit www.gas-elec.co.uk.

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